

**Planning Commissioner Comments from the December 11, 2012 Meeting
Montclair, A1200005**

Ms. Board- I am opposed to piecemeal changes to the Comprehensive Plan in southern Durham. If it should be changed, then we should re-examine the plan as a whole.

Mr. Davis – I vote approval.

Mr. Gibbs – Voted to not approve. Non-Compliance with future land uses densities in this watershed/protected area. (and any other projects that may be submitted in the future in this same area toward south)

Mr. Harris – Voted no.

Mr. Jones – I vote to approve.

Mr. Martin – Yes, promote public sewer to area and assist the Church with land for expansion.

Ms. Mitchell-Allen – I voted to approve.

Mr. Whitley – This project has a benefit to the community (ie) water and sewage pump. I vote to approve.

Mr. Padgett – Only 2000 feet from City limits now. Reason for non-recommendation from Planning is a potential impact concern. Not a concern at this time. Planning is concerned about additional request. I don't think we need to put the cart before the horse or look for problems that do not exist at current request. Big City government does not need to over step bounds on this location. Policy verses Ordinance. No reason not to support this change. Under the Analysis, the wording "It is very likely" implies assured or guaranteed. I don't think this is the case. This is a reasonable request. This is for the community good!

Mr. Smudski – Approval of zoning is contingent on annexation. Approval should also be contingent on final agreements with the Church and neighbors. If the City desires to take on this parcel in annexation, the project will help the entire area, historically, culturally and environmentally.

Ms. Winders – I voted to recommend this plan amendment because it provides community benefits that seem to compensate for the impact of non-contiguous development. The provision of sewer facilities to the area would benefit nearby property owners who are having problems with their septic systems and would protect water quality in the vicinity of Jordan Lake. The proposed project would also allow Barbee Chapel Church to expand its parking lot and possibly its building. This church is a very important community asset. I do have concerns that this plan amendment might lead to request for additional plan amendments in the area. I would strongly recommend against changing other very low density area to low density. I see this proposed development as a small exception that will increase the quality of future development consistent with the current plan.